

Draft Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, January 17, 2013 7:30 PM
MEETING ROOM #135 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting:** Chairman Van Hise convened the meeting at 7:30 p.m. and established a quorum of members: J. Van Hise, Chairman; A. Kerley, Vice Chairman; D. Frankel, Secretary; Regular member P. Conlon and Alternate N. Tolmoff.* Also present: Recording Secretary J. Llewellyn.

Absent: Regular member R. Baiad; Alternate L. Taylor.

*N. Tolmoff was appointed a voting member.

2. **Review Minutes of Previous Meetings:**

- 01/03/13: A motion to approve the minutes of 1/3/13 as amended* was made by A. Kerley, seconded by P. Conlon and carried 4-0-1 with J. Van Hise abstaining (not present 1/3/13).

**Amendment: Clarify that R. Baiad was not present at the 1/3/13 public hearing for Whispering Glen*

- 11/23/12 Special Meeting/Site Walk: A motion was made by D. Frankel to approve the minutes of the 11/23/12 site walk as amended.* Motion seconded by P. Conlon and carried 4-0-1 with N. Tolmoff abstaining: not present at the site walk.

**Amendment: Correct the typo: additional "the".*

At this point, the Commission continued with the regular agenda prior to the start of the Public Hearing continuation scheduled for 7:45 p.m.:

3. **Old Business:**

- a. **Nomination/Election of Officers for the 2013 Calendar Year.** Chairman Van Hise noted that the Commission has a chance, at this meeting, to amend the slate as proposed at the last meeting. No changes were proposed. The slate will stand as originally nominated and voting will take place at the next meeting.

4. **New Business:**

- a. **20 Vale Road #201200913: Sign Mylar:** The mylar was signed and later given to S. Sullivan of CCA.

A motion was made by P. Conlon to amend the agenda to go to item 4c. A. Kerley seconded the motion which carried unanimously.

c. **Southern Water Line Phase III #201300030: 8-24 Referral – Candlewood Lake Road to the Danbury Town line**

1. **Memo from William R. Davidson to the Planning Commission dated 01/09/13
Re: Southern Water Line Phase III**

S. Sullivan, CCA, present. Mr. Sullivan noted that he has appeared before this Commission for the two previous phases of this water line. This final phase, Phase III, runs along Federal Road from the Candlewood Lake Road intersection to just before the Danbury line. This is a distance of approximately 1,600 feet, ending at Kentucky Fried Chicken. This will complete the line along Federal Road in Brookfield. This project is "in compliance with Plan of Conservation and Development," stated J. Van Hise. He added that there is no overwhelming reason to reject it. A. Kerley noted that this water line is "very much needed." When asked about the time frame, Mr. Sullivan replied that the goal is to go out to bid in March and then the project is estimated to take 4-6 weeks to complete.

A motion was made by A. Kerley to send a memo to the Board of Selectmen indicating that the Planning Commission looks favorably on the extension of the Southern Water Line, Phase III, Application #201300030. N. Tolmoff seconded the motion which carried unanimously.

A motion to amend the agenda to go to item 4b was made by P. Conlon, seconded by D. Frankel, and carried unanimously.

b. Memo from the Zoning Commission to the Planning Commission dated 01/08/13 Re: Proposed Zone Change

- **Application for Proposed Zone Change #201300015: R40/IRC 80/40 (split zone) to IRC 80/40**

The consensus of the Commission is that this proposed regulation change “makes sense” since the road has been realigned in this area (Elbow Hill Road). The Commission complimented how thorough the paperwork spelled out the pros and cons of this proposal. **A motion was made by P. Conlon that with regard to Application #201300015 for the Proposed Zone Change, that the Planning Commission looks favorably upon the proposed change. Motion seconded by D. Frankel and carried unanimously.**

At this point, the Commission reopened the Continued Public Hearing:

CONTINUED PUBLIC HEARING – 7:45 PM

- a. 44 & 52 Obtuse Road South #201200890: Re-subdivision – Ferry Farm Estates**
(PH close date 01/17/13)

Chairman Van Hise reopened the hearing and invited the applicant to present. *B. Bevins, for Ferry Trust, present.* Ms. Bevins submitted copies of correspondence from her engineer, P. Szymanski. One letter was dated 1/3/13, and the other two were dated 1/17/13. In addition, a copy of the Conservation Easement language was submitted for the Commission’s review. *D. Frankel noted a typo on p. 2/second paragraph “on obligated”, which should have been “not obligated.”* One item of correspondence requested an extension of the hearing, since the applicant did not have a chance to meet with the Brookfield Open Space Legacy. However, Chairman Van Hise stated that an extension cannot be granted tonight since tonight is the deadline per the statutes. A. Kerley asked if it is required by the regulations or State Statutes that Ms. Bevins meet with the Open Space Legacy (BOSL) and was told the meeting was taking place as a courtesy and to resolve some unanswered questions. Since this is now a conservation easement instead of proposed open space, Chairman Van Hise read from the regulations about conservations easements.

The Chairman asked that all of tonight’s newly-submitted correspondence be sent to the Town Attorney for his review. .

Public comments were received from E. Delambert, BOSL, who said her committee had received correspondence from the Conservation Commission at the time the land was proposed to be open space. K. Wandelmeier, BOSL, noted that her group had just received the conservation easement language today. Joanne Gorman asked, if this was approved, how the conservation easement would be designated on the Town map. Bill Gorman spoke in favor of the 25 foot easement. Greg Montgomery, the owner of the property with potential impact on his well (raised at the last hearing), spoke in favor of the conservation easement as opposed to public access to the easement.

A motion was made by D. Frankel to close the public hearing for Application #201200890, 44 and 52 Obtuse Road S., Re-subdivision. The motion was seconded by A. Kerley and carried unanimously.

A motion was made by P. Conlon to amend the agenda to go to item 7a: Informal Discussion The motion was seconded by D. Frankel and carried unanimously.

7. Informal Discussion:

- a. Jason Sivo – Granite Drive “Brookfield Heights”**

J. Sivo, 13 Nabby Road, present. Mr. Sivo brought the approved subdivision map of Brookfield Heights. He is asking for a stone wall in place of the guard rail shown on the approved map. Since it is a public safety issue, Chairman Van Hise asked Mr. Sivo to meet with Town Director of Public Works, R. Tedesco, who could not be at this meeting.

5. Minutes of Other Boards & Commissions:

- **01/07/13 Zoning Board of Appeals:** The Commission had no comments.
6. **Correspondence:**
 - a. **Approved 2013 Land Use Commission Regular Meeting Schedule:** Informational only.
 8. **Tabled Items:** There were none at this meeting.
 9. **Adjourn:** A motion to adjourn at 8:20 p.m. was made by P. Conlon, seconded by N. Tolmoff and carried unanimously.

J. Van Hise, Chairman